



AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

Updated as of February 12, 2010

Sources: CoStar commercial database, MRIS, LOOPNet, updates from brokers and/or owners.



307 ANNANDALE ROAD

1,862 SF OFFICE SPACE, will divide. Rental rate negotiable, full service. 2nd floor space, 3-5 year term.

Leasing contact: Jim Coakley (703) 573-0540
jcoakley@cjcoakley.com



500 W ANNANDALE ROAD

APICS Building

Land size: 26,145 SF Zoned: B2

12,872 NET (13,470 GROSS) SF OFFICE for lease. \$22.50/SF full service. Convenient to Routes 7 & 66, Seven Corners, and the Capital Beltway. In the heart of Falls Church. Convenient to business and residents. Free surface parking.

Leasing contact:
Ed Cave, McEneaney Commercial, (703) 683-2700.
ecave@mcenearney.com



510 W ANNANDALE ROAD

APICS Building

13,194 SF OFFICE building for lease. \$22.50/SF full service.

Leasing contact:
Ed Cave, McEneaney Commercial, (703) 683-2700
ecave@mcenearney.com



CITY OF
**FALLS
CHURCH**

City of Falls Church
Economic Development Office
300 Park Avenue • Falls Church, Virginia 22046
703-248-5491 (TTY 711) • econdev@fallschurchva.gov



AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



100 E BROAD STREET- FOR SALE ONLY *Independence Square*

1,247 SF. FOR SALE: \$375,000. Corner offices on 2nd and 3rd floors, divided into 4 offices with remodeled bath and new carpet on 2nd floor. Windows line two walls drenching the space with sun light. MRIS #FA6955399

Listing company: Carol Ross, Petersen & Ross Real Estate
(703) 641-1240, cell (703) 909-3999
ckross@realtor.com



120-A E BROAD – FOR SALE OR LEASE *Independence Square*

1463 SF. FOR SALE: \$497,420. (\$340.00/SF). Two level office condominium with open floor plan, office/conference room, kitchenette, 2 bathrooms and storage. Located in downtown Falls Church, at the intersection of Washington and Broad Streets, next to The Falls Church. \$155/month condo fees.

1463 SF. for lease. List price \$2,200. \$18.05/SF and electric. Two-level office condo, with kitchenette, conference room/office, 2 bathrooms, storage and two large open areas. Modular furniture and telephone equipment included.

Contact: Peter Skoro (703) 349-2986
pete@peterskororealty.com





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



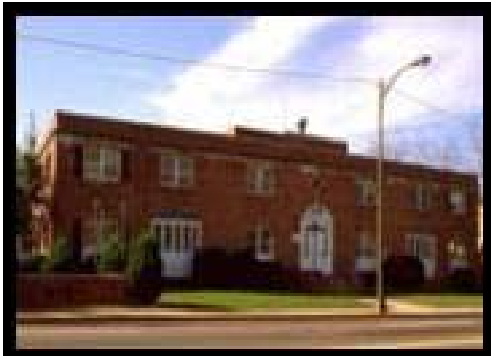
131 E BROAD STREET

Robertson Properties

583 SF OFFICE SPACE \$22.00/SF. \$1,069/month. Available immediately.

411 SF OFFICE SPACE \$22.00/SF. \$753/month. Available immediately.

Leasing contact: Janet McClafferty, Robertson Properties
(703) 532-0198
robprop@inbox.com



210 E BROAD STREET

598 SF UPSTAIRS OFFICE. \$28.00/SF List Price, \$1,395 per month, full service except insurance. No elevator. One floor above ground at Route 7 elevation. 2 rooms overlooking Route 7 (Eastern Exposure). One reception area and one file room area. Good parking, quite building. Management company located within building.

Contact: James Friend "Oak" Okoniewski
(703) 241-1212 office; (703) 876-1767
oak@american-homes.com





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



1000 E BROAD STREET

134,487 SF OF LAND, with an existing **46,000 SQUARE FOOT** 2-story building. \$35.00 NNN/negotiable. 245 parking spaces. Visibility from primary Seven Corners intersection. Zoned B-3, general business use district.

Leasing contact:

Mike Pratt (202) 730-2006

mike.pratt@madisonretailgroup.com

Jennifer Price (202) 741-3815

jennifer.price@madisonretailgroup.com

Copies of the marketing flyer for this property may be obtained from the City of Falls Church Economic Development Office. Please contact us at econdev@fallschurchva.gov or (703) 248-5491.



101 W BROAD STREET

George Mason Square

Land size: 116,810 SF Zoned: B2

5,697 SF OFFICE, will divide. 3rd floor full or partial. \$22.00/SF. rent/month. Full service gross. .3-5 year lease.

1,386 SF OFFICE, will not divide. 5th floor, partial. \$22.00/SF. rent/month. Full service gross. .3-5 year lease.

1,964 SF OFFICE, will not divide. 1st floor, partial. \$22.00/SF. \$1,645.83 rent/month. Full service gross. .3-5 year lease.

Located in the heart of Falls Church within walking distance of banks, restaurants and the Post Office. East Falls Church metro within six blocks, five-minute metro shuttle bus ride.

Leasing contact: Jaynie VanGilder (703) 760-9500, ext. 135

jvangilder@arc Realty.com





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



103 W BROAD STREET *George Mason Square*

5,180 SF OFFICE space, will not divide. 4th floor, \$22.00/SF. rent/month. Negotiable term.

941 SF OFFICE space. 2nd floor. \$22/SF. \$6,480.83 rent/month.

1,560 SF OFFICE space. 2nd floor. \$22/SF. rent/month.

966 SF OFFICE space. 3rd floor. \$22/SF. rent/month.

1,072 SF OFFICE space. 6th floor. \$22/SF. rent/month.

Above listings are full service gross. Negotiable.

Leasing contact: Jaynie VanGilder (703) 760-9500 ext. 135
jvangilder@arc Realty.com



244 W BROAD STREET

900 SF OF RETAIL at \$3700 Sublease/month. **Currently a frame shop, will lease space alone or sell business.** Sales price is \$59,000. Storefront, directly on Rte. 7 (West Broad Street) in the City of Falls Church. Lots of traffic, ideal for a retail store, **No Restaurant.** Rent includes electric, gas, CAM. Tenant pays for water.

Contact: MCM Realty, Bob Madani (703) 819-6619
bobmadani@gmail.com





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



255 W BROAD STREET

HIGHLY VISIBLE LAND located right on W. Broad Street near Maple Avenue, in the heart of downtown Falls Church between the Burke and Herbert Bank and the old Post Office location. Great opportunity for kiosk, drive-thru or other business. Former drive-thru coffee business but land is now vacant. Lease rates negotiable; lease term is one year with possible options.

Please call the City of Falls Church Economic Development Office at (703) 248-5491 or e-mail EconDev@fallschurchva.org



344-370 W BROAD STREET *Broaddale Village Center*

3,100 SF OF RETAIL (Suite 358). \$40.00/PSF NNN.
Rent/month: \$10,333.33. Full service gross. Currently Duron store.

5,000 SF OF RETAIL. \$40.00/PSF NNN. Full service gross.
Available January 1, 2010.

Leasing contact: Mark B. Schall, (703) 893-4840, x 108
mschall@mar-westrealty.com





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



417 W BROAD STREET ***S.A.I.D. Building***

Land size: 27,572 SF Zoned: B1

900 SF OFFICE space. List price \$1,450 (\$19.33 SF). 2nd Floor. Four room suite, including very large reception area. Broad Street/Rte 7 location, close to shops and eateries. Across from new Spectrum development and Panera. Cosi down the street. Near two Metros plus two exits of I-66. Lots of parking in rear.

890 SF OFFICE/RETAIL!! space. List price \$1,557 (\$20.99 SF). 1st Floor. Broad Street/Rte 7 location, close to shops and eateries. Across from new Spectrum development and Panera. Cosi down the street. Near two Metros plus two exits of I-66. Lots of parking in rear. A Floor Plan of this place is available through the Economic Development Office by fax or e-mail. Please call 703.248.5491.

Leasing contact: Treena Rinaldi – Korte Realty
(703) 532-7704 – office; (703) 927-3863 – cell
trina281@aol.com





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



444 W BROAD STREET

The Spectrum

Land size: 96,853 SF, Zoned: B1

1,000-29,000 SF RETAIL space on first floor, will divide.

For lease, \$35.00 per sq ft/Triple net. Cold dark shell with a TI in the \$30's PSF. Delivering Now.

<http://www.waterforddevelopmentllc.com/spectrumshops/>

Leasing contact:

Jennifer Price (202) 730-2000; (202) 741-3800, ext. 3815

jennifer.price@madisonretailgroup.com or

Jennifer.price@madisonmarquette.com

Eric Rubin (202) 730-2003 erubin@madisonretailgroup.com

16,000 SF OFFICE condo space available on Park Avenue
(see 433 Park Avenue listing)

Copies of the layout plan for this property may be obtained from the City of Falls Church Economic Development Office. Please contact us at econdev@fallschurchva.gov or (703) 248-5491.





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



450 W BROAD STREET

Land size: 25,948 SF Zoned: B1

527 SF, 3rd floor. \$1010.00 rent/month. (\$23/SF)

504 SF, 3rd floor. \$979.42 rent/month. (\$23/SF)

491 SF, 2nd floor. \$941.00 rent/month. (\$23/SF)

424 SF, 3rd floor. \$813.00 rent/month. (\$23/SF)

150 SF, 4th floor. \$287.50 rent/month. (\$23/SF)

All leases include utilities, repairs, maintenance & cleaning.

Leasing contact: Joe Wetzel (703) 356-8800, ext. 14

jwetzel@jeffersonone.com

Marina Boyer mboyer@jeffersonone.com

Contact the City of Falls Church Economic Development Office to receive a PDF brochure of this building. (703) 248-5491 or econdev@fallschurchva.gov



513 W BROAD STREET

The Byron

Zoned: B1

2,666 SF RETAIL on 1st floor (\$25.00/SF, Triple net). Corner space, end cap. Negotiable.

Leasing contact:

Victoria Bloom (202) 330-1365, (703) 506-2850 ext. 416

Long & Foster Real Estate (Commercial Division)

victoria.bloom@longandfoster.com

Copies of the marketing flyer for this property may be obtained from the City of Falls Church Economic Development Office. Please contact us at econdev@fallschurchva.gov or 703-248-5491.





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



701 W BROAD STREET

Handmacher Building

Land size: 13,332 SF Zoned: B1

2 SMALL OFFICES, 2nd floor, \$400.00 rent/month each. Full service.

4,000 SF, 3rd floor, (\$17/PSF)

645 SF, 5th floor, (\$15/PSF)

550 SF, 4th floor, \$850.00 rent/month (\$17/PSF)

Minimum 1 year lease term. All full service.

Leasing contact: Treena Rinaldi – Korte Realty - (703) 532-7704
trina281@aol.com

*For a copy of the floor plan, please contact the City of Falls Church
Economic Development Office at (703) 248-5491 or
econdev@fallschurchva.gov*





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



800 W BROAD STREET

Land size: 10,000 SF, Zoned: B1

Office and retail building; LEED certified. Post Office signed anchor tenant. Other tenants include Flippin' Pizza and NVS Kitchen & Bath showroom.

1 RETAIL SPACE AVAILABLE:

Plaza: **3,273 GROSS (2,900 NET) SF** with Patio

Great Restaurant Space! Type 1 Vented

Lease: \$35/SF, NNN

Sale: \$525/SF/Negotiable

Pass thrus approx. \$6. Condo fees approx. \$1.70 + taxes.

3 FLOORS OF OFFICE above with **1,000-6,400 SF** available.

Lease: \$29.50/SF full service

Sale: \$425/SF/negotiable

Leasing contact: Joe Wetzel (703) 356-8800, ext. 14

jwetzel@jeffersonone.com or info@jeffersonone.com

Contact the City of Falls Church Economic Development Office to receive a PDF brochure of this building. (703) 248-5491 or econdev@fallschurchva.gov





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



803 W BROAD STREET

803 Building

Land size: 76,059 SF, Zoned: B1-R1A

OFFICE space available:

2,870 SF on 1st floor. \$23.50/SF. Full service gross.

5,990 SF on 5th floor. \$21.50/SF. Full service gross.

1,605 SF on 5th floor. \$21.50/SF. Full service gross.
\$3,343.75 rent/month.

6,934 SF on 3rd floor. \$21.50/SF. Full service gross.
\$15,837 rent/month.

805 SF on 7th floor. \$21.50/SF. Full service gross.

Leasing contact: Marilyn Feucht, SK Realty, (703) 964-3240
mfeucht@sk-real-estate.com



815 W BROAD STREET

Land size: 14,188 SF, Zoned: B1-R1A

1,200 SF OFFICE/MEDICAL space will not divide. Negotiable.
Owner will consider short or long term lease.

Leasing contact: Maqsood Chaudhry (703) 578-0000
drchaudhry@grovedentalclinic.com





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



819 W BROAD STREET

Land size: 14,188 SF, Zoned: B1-R1A

SPACE AVAILABLE FOR SALE. \$1,300,000.00.

Could be renovated to retail/office space.

Contact the broker below for further details.

Sales contact: Pauline Thompson (703) 893-6700

tysonsrealty@aol.com



917 W BROAD STREET

Land size: 24,520 SF, Zoned: B3

FREE STANDING BUILDING-FOR SALE. 3,385 SF BUILDING, 0.586 ACRE LOT.

37 dedicated parking spaces. Current tenant has operated restaurant at this location since 1992.

Lease expires August 2009.

2006 Traffic Count: West Broad Street – 28,000 ADT

In the heart of new mixed-use development buildings along Route 7 with approximately **65,000 SF** of planned **RETAIL, 120,000 SF** of new **OFFICE** space & over 500 new residential units.

Contact: Rob Meeks, (703) 918-0238, Rob.Meeks@Grubb-Ellis.com



928-932 W BROAD STREET

The Shoppes on West Broad

2,100 SF RETAIL, END CAP. Negotiable. For more details go to www.cbre.com/fallschurch

Leasing contact: Michael Zacharia (703) 905-0268

michael.zacharia@cbre.com

Lance L.J. Marine, (703) 905-0331, lance.marine@cbre.com





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



1051-1083 W BROAD STREET *West End Shopping Center*

1,000 SF OFFICE 2nd floor. \$1,833.33 rent/month. \$22.00 rent/SF/yr plus electric. Easy access to Route 66 and I-495. Walk to shopping and retail. Close to West Falls Church Metro station. Extensive parking. Large, spacious offices. Hardwood floors. Great window line. Available immediately.

3,600 SF WAREHOUSE/RETAIL space on back side of shopping center with street level access, suite 1071 in rear. \$4,500 rent/month. \$15.00 NNN rent/SF/yr. One rollup door, signage on front pylon. Can be converted to store front retail. Neighbors are a pet food bakery, ethnic food market, video store, and HVAC company. Would be a great location for a pet food and accessories business. 5-10 year term.

350 SF OFFICE space \$22.00/SF., \$641.67 rent/month, plus electric. 3-5 year term.

690 SF OFFICE space (2nd floor) \$22.00/SF., \$1,265 rent/month plus electric. 3-5 year term.

575 SF OFFICE space (2nd floor) \$22.00/SF., \$1,054.17 rent/month plus electric. 3-5 year term.

Large, spacious offices. Hardwood floors. Great window line. Available immediately.

Leasing contact: David Smith (301) 652-2302, ext. 1
dsmith1726@gmail.com





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



1051-1083 W BROAD STREET (continued) *West End Shopping Center*

1,500 SF RETAIL space. 1st floor. \$5,000 rent/month.
\$40.00 NNN rent/SF/yr.

Leasing contact: Allison Oliver (301) 652-9020
aoliver@streetsenseretail.com

1050 SF SUBLEASE RETAIL STOREFRONT

1075 W Broad Street. Two rooms. Great for sharing space. Loft storage area, rear entrance. \$4,513 per month, includes CAM. 3% yearly increase on base rent. Available immediately through September 30, 2012.

Contact: Helen Chapman, (703) 237-7344
helen@helenchapman.net



1104-1150 W BROAD STREET *Falls Plaza East*

2,881 SF RETAIL space. Negotiable. Will not divide.

Leasing contact: Richard Abruscato, (301) 998-8188
rabruscato@federalrealty.com





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



30 HILLWOOD AVENUE- FOR SALE ONLY

Falls Church Imports

Land size: 7,498 SF, Zoned: B3

5,930 SF RETAIL. For Sale Only. \$2,150,000 (\$359.33/SF)
Negotiable.

Contact: Rocco Deleonardis, (703) 338-2434, rocco@ltamerica.com



115 HILLWOOD AVENUE

Land size: 16,586 SF, Zoned: B3

ALL FIRST FLOOR SPACE BELOW:

150 SF OFFICE space. \$40.00/SF/FS, \$500.00 rent/month.

190 SF OFFICE space. \$47.37/SF/FS, \$750 rent/month.

200 SF OFFICE space. \$29.00-\$48.00/SF/FS, \$800.00 rent/month
furnished, \$650.00 unfurnished.

Centrally located offices. Ground level space, easily accessible, w/ kitchen area. Can lease furnished or unfurnished, also can lease reception area, or if desired, can share. Reserved parking. This is a sub-lease, w/long-term tenant, one year lease preferred, w/ month to month after.

Contact: Treena Rinaldi, Korte Realty, 703-937-3863
treenarinaldi@aol.com

1,389 SF OFFICE space. \$20.00 SF/FS, \$2,315 rent/month.

Leasing contact: Jim Coakley, (703) 628-1472
jcoakley@cjcoakley.com





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



150-156 HILLWOOD AVENUE

951 SF OFFICE space on 2nd floor, Suite 152-B. \$12.00/SF. Triple Net. \$951.00 rent/month.

Leasing contact: Kathy Coakley (301) 657-2525 ext. 17
kcoakley@greenhillcompanies.com



155 HILLWOOD AVENUE

Tower Square Shopping Center

7,500 SF AVAILABLE, DIVISIBLE IN 2,500 SF if desired. \$25.00/SF NNN. Available immediately. Ample parking. Tower Square is conveniently located just north of the intersection of Hillwood Avenue and Douglas Avenue in Falls Church, VA. The center is just a short distance from the major intersection of Route 29 and Route 7 (Lee Highway and Broad Street).

Leasing contact: Philip Young, (703) 760-8990 ext. 1
Phil.young@winfieldgrp.com





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



308 HILLWOOD AVENUE

430 SF- \$650/month, full service.

443 SF- \$665/month, full service.

511 SF- \$765/month, full service.

523 SF- \$785/month, full service.

881 SF- \$1,325/month, full service.

1,384 SF- \$2,075/month, full service.

1,404 SF- \$2,100/month, full service.

2,788 SF- \$4,200/month, full service.

Short-term leases considered. Immediate occupancy.

Also for sale at \$1.8 million.

Leasing Contact: Steve Anderson, REACS, Inc., (703)734-0880
slareacs@msn.com



100 W JEFFERSON

600 SF OFFICE space. \$25.00/SF+char. Rent/month \$1,250.

Includes all utilities. Cleaning within the office is by tenant, common areas by landlord.

Leasing contact: Dianne Zito, (703) 241-1088, dbzito@yahoo.com





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



130-150 LITTLE FALLS STREET ***Little Falls Building-FOR SALE OR LEASE***

OFFICE BUILDING FOR SALE, 12,500 SF on a 22,937 SF lot. 150 Little Falls. Price per SF, \$320. Selling price \$4,000,000. Great long-term investment. Well built, easily managed building in the City of Falls Church. Located one half block off West Broad Street. Building is designed for small tenants and is easy to lease. This property is located within a 4-block area that the City of Falls Church has slated for future re-development. Can be purchased as an investment or leases can be terminated for owner/occupant).

Space for lease:

186 SF OFFICE space. \$22.00/SF. \$341.00 rent/month.

520 SF OFFICE space. \$21.00/SF. \$910.00 rent/month.

338 SF at 150 Little Falls. \$21.00/SF. List price, \$591.50. Rent is full service. Includes cleaning and utilities. Great building for small businesses. Flexible terms.

389 SF OFFICE – 1st Floor - \$700.00/month.

450 SF OFFICE – 2nd Floor - \$750.00/month.

792 SF OFFICE – 1st Floor w/private entrance. \$1,350.00/month.

*All leases are full service, which includes cleaning and utilities. Short term leases considered.

Contact: Steve Anderson, (703) 734-0880, slareacs@msn.com
Keith Brown, (703) 734-0880, ckbreacs@msn.com





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



200 LITTLE FALLS STREET

Falls Church Professional Centre

1,289 SF. \$17.50/SF. Term thru-August 2011.

Includes interior bathroom and kitchenette, 3 private offices, and conference room, and waiting room.

Contact: Treena Rinaldi, Korte Realty, 703-937-3863
treenarinaldi@aol.com

1,423 SF OFFICE FOR SALE OR FOR LEASE. \$19.00/SF for lease. \$540,000 for sale. Across from City Hall. Open and airy large offices with windows that open, en-suite kitchenette, bath and storage, reception and foyer. Suite is on the 5th floor, #508.

Contact: Suzanne Fauber at (703) 528-2288, extension #14
suzanne@buckrealtors.com





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



400 S MAPLE AVENUE

Tax Analysts Office Building

Land size: 63,394 SF Zoned: B3

9404 SF RETAIL/OFFICE SPACE available:

- 1) 2000-6442 SF OFFICE space on 2nd floor. \$29.50/SF/FS
- 2) 1905 SF OFFICE space on 3rd floor. \$29.50/SF/FS

Lease contact: Scott Leachman (202) 607-0050

sleachman@montviewrealty.com

- 3) 1,057 SF RETAIL on first floor. Negotiable.

Leasing contact: Josh Miller, (703) 821-6900, josh.miller@cbre.com

Kristen Braun, (703) 821-6900, kristen.braun@cbre.com

Brand new building. Generous TI allowance. Parking 3/1,000 SF. Located in a new 80,000 SF Class A office building, directly next to 230 residential condominiums. Adjacent to the future Falls Church City Center anticipating 100,000 to 140,000 SF of retail space and 600-1,000 new residential units.

CLASS A PROFESSIONAL OFFICES TO SUBLET

Share space with law firm. Monthly lease: \$500; includes utilities and Internet availability. Phone is not included. Fully furnished; professionally decorated; share use of two med/large conference rooms; kitchen area; plenty of free parking in garage. Two spaces available immediately: 10'x 8' interior offices.

Contact: Deborah Wilkes, (703) 536-7778,

dwilkes@nmpattorneys.com





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



500 S MAPLE AVENUE

Pearson Square (a.k.a. 412/410 S. Maple)

Land size: 143,131 SF, Zoned: B3

15,000 SF OF STREET LEVEL RETAIL space available. Rent Rates from \$29.50 NNN. Completed in the fall of 2007, Pearson Square contains 230 high-end residential apartments of varying sizes. The project has 64 Retail Parking Spaces in the garage with more on the street. Retail bays from 900 to 11,000 contiguous SF and aggressive tenant improvement allowance packages are available. Pearson Square is adjacent to 80,000 SF of office space and one half-a-block from Falls Church City Center.

Floor Plan available at http://www.tretail.com/pearson_square.htm
Contact: Ann McLean, (202) 775-7007, ann.mclean@transwestern.net
JB O'Brien, (202) 775-7019, jb.o'brien@transwestern.net





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



200 PARK AVENUE

Land size: 19,557 SF, Zoned: T2

2300 SF OFFICE space, will not divide. \$15.65/SF full service. This space is located on the lower level but has windows and abundant natural light. \$3,000.00/month.

Bottom floor space. Great for start-up company or service organization. Free surface parking.

Leasing contact: Stu McMichael, (703) 241-9001
stu@crabtreecompany.com



313 PARK AVENUE

Park Avenue Professional Bldg

750 SF OFFICE/MEDICAL, 2nd floor, Suite 202 - **SUBLET**. Rent/month: \$1,500. Rent/SF/yr: \$24.00/FS. Full service gross. Owner wants to share space.

Leasing contact: Kayvan Mehrbakhsh, (703) 734-2822
kayvan@svn.com

1,310 SF OFFICE SPACE AVAILABLE IMMEDIATELY FOR SALE. Sale price, \$415,000. Negotiable. Medical uses welcome. Located in the heart of Falls Church. High parking ratio. Private back entrance. Great window line.

Contact: Larry Fitzgerald, (703) 918-0221
larry.fitzgerald@grubb-ellis.com
Josh Simon, (703) 448-2000, josh.simon@grubb-ellis.com





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



431 PARK AVENUE – East Building

The Offices on Park Avenue

Land size: 3,998, Zoned: T1

OFFICE CONDOS FOR SALE RANGE FROM 822 SF TO 16,000 SF. \$405.00/SF

www.waterforddevelopmentllc.com/spectrumoffices/

Please contact the Economic Development Office for a copy of the marketing brochure/flyer. (703) 248-5491 or econdev@fallschurchva.gov

918 - 3,987 SF OFFICE space on 1st floor. \$32.00-\$34.00 per SF, plus electricity & cleaning.

897 - 4,069 SF OFFICE space on 2nd floor. \$32.00-\$34.00 per SF, plus electricity & cleaning.

847 - 3,864 SF OFFICE space on 4th floor. \$32.00-\$34.00 per SF, plus electricity & cleaning.

Each unit includes the following in the advertised pricing:

Finished 9' drywall ceilings throughout unit

Drywall, taped and sanded on interior perimeter walls

Each unit to have a 2 – 2.5 ton, split HVAC system w 12x12 duct & 6-8 diffusers

Sprinkler system and 100 amp electrical panel installed in each unit

Signage in lobby directory

Exterior building plaque sign for 1st floor units

\$15 per square foot allowance for interior modifications

Sales contact info:

Daniel J. Gonzalez, (703) 288-2701, dgonzalez@appianllc.com

Todd McManus, (703) 288-2708, tmcmanus@appianllc.com





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



609 PARK AVENUE

Land size: 10,050 SF, Zoned: T1

Several small **OFFICES** available starting at \$400-\$900 rent/month, short-term lease available, leased separately or in combination. Utilities included. Newly renovated space, shared conference room, ample parking.

Leasing contact:

Treana Rinaldi – Korte Realty

(703) 532-7704 – office; (703) 927-3863 – cell

trina281@aol.com



703 PARK AVENUE

Land size: 10,000 SF, Zoned: T1

550 SF OFFICE space. 3 offices with a bathroom. New paint and carpet. Price is \$950.

Leasing contact:

Treana Rinaldi – Korte Realty

(703) 532-7704 – office; (703) 927-3863 – cell

trina281@aol.com





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



201 PARK WASHINGTON COURT

Land size: 21,714 SF, Zoned: T1

850 SF OFFICE. \$22.50/SF. \$1,595/month. 3-room suite. Partially furnished. Share use of kitchen; share conference room space on per diem basis. Tenant only pays for phone service. Great parking.

Leasing contact: Kathy Killion (703) 528-2288, ext. 26
kkillion@buckcom.com



111 PENNSYLVANIA AVENUE

Small office building in center of City, zoned transitional, 1,680 sq. ft., leased at \$19.00 per sq. ft. Five small offices plus one large office and kitchen area, 2 rest rooms. Tenant to pay utilities and lawn care. Parking on premises.

Leasing contact:
Treena Rinaldi – Korte Realty
(703) 532-7704 – office; (703) 927-3863 – cell
trina281@aol.com





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



111 ROWELL COURT

900 SF, OFFICE/RETAIL with fireplace, private half bath, closet, and two entries, lots of parking. Monthly price is \$1575, tenant to pay pro rata share of utilities.

Leasing contact: Treena Rinaldi – Korte Realty - (703) 532-7704
trina281@aol.com

113 ROWELL COURT

900 SF, 3 OFFICES w/reception, lots of windows, two entries, closet, private half bath, monthly price is \$1600, tenant to pay pro rata share of utilities.

Leasing contact: Treena Rinaldi – Korte Realty - (703) 532-7704
trina281@aol.com

117 ROWELL COURT

Unit #8. 800 Net SF. List price, \$1,530. Level brick townhouse with private window offices. Private entrance. You can rent individual office or entire suite – **100 SF to 1,000 SF.**

Leasing contact: Calvin Peng, (703) 627-9779
calvinpeng@gmail.com





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



105 N VIRGINIA AVENUE

Land size: 15,300 SF, Zoned: B1

1,525 SF OFFICE space, 1st floor. \$27.00/SF. Built out as a dental office. Rent/month: \$3,431.25.

971 SF RETAIL space, 3rd floor. \$24.00/SF.

675 SF RETAIL space, 1st floor. \$29.00/SF.
Rent/month: \$1,631.25.

225 SF OFFICE space, 3rd floor. \$24.00/SF. Triple Net.
Rent/month: \$450.00

Full service (utilities, repairs, maintenance and cleaning are included in the rent).

Leasing contact: Joe Wetzel, (703) 356-8800, ext. 14

jwetzel@jeffersonone.com

Marina Boyer, mboyer@jeffersonone.com

Contact the City of Falls Church Economic Development Office to receive a PDF brochure of this building. (703) 248-5491 or econdev@fallschurchva.gov





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



100 N WASHINGTON STREET

Land size: 44,219 SF, Zoned: B2

OFFICE SPACE FOR LEASE

105 SF room has its own entrance off the hall. Sink/small kitchen to share with massage therapy business. 2 elevators, unrestricted parking. Will sign 6 month or longer lease. \$450/month.

Contact:

Jodi Nicholson, Healthy by Intention professional massage therapy,
(703) 241-0128

Newhealth1@aol.com

OFFICE SPACES FOR LEASE

2,309 SF. \$22.00/SF/FS, \$4,233 rent/month. 4th floor.

1,431 SF. \$22.00/SF/FS, \$2,623 rent/month. 2nd floor. Available now.

1,010 SF. \$22.00/SF/FS. Asking rate \$1,852 rent/month. 3rd floor.

Includes all utilities. Agents deal directly with Robertson Properties.

One of the most convenient locations. Corner of Rt. 7 and 29.

Surrounded by main highways I-495, 66, and 50. Huge parking lot, in the center of the city, restaurants and shopping all around.

Leasing contact:

Janet McClafferty, Robertson Properties, (703) 532-0198

robprop@inbox.com





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



125 N WASHINGTON STREET

*Entire Building Available – Office/Retail Space
For Sale or Lease*

5,532 SF For Sale: Negotiable. Rent: Mid-\$20s + utilities & char. High ceilings, crown moulding, new carpet, French doors, shower facilities. Walk to restaurants, shops and parks. Private parking lot plus free public space nearby.

Located on Lee Highway/Washington Street, with easy access to I-66, Rt. 7, Rt. 50, the Beltway & East Falls Church Metro. Approximately 10 minutes to DC and Tysons. 25,000 car traffic count.

Leasing contact: Kathy Killion, (703) 528-2288. x.26 or
(cell) 703-201-2436
Buck Commercial

kkillion@buckcom.com



137 N WASHINGTON STREET

Lee Square Office Condominium

1,050 SF OFFICE. \$2,499 rent/month. \$28.57/SF. Full service gross.

2,954 SF OFFICE. \$3,997.75 rent/month. \$16.24/SF. Full service gross. Space includes a pantry, storage, conference room, 3 bathrms, 5 offices, and one large open office area that could support up to 10 people. Two of the 5 offices could hold two people. (CoStar update, 3/20/09)

Leasing contact: Todd McManus, (703) 288-2708
tmcmanus@appianllc.com





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



252 N WASHINGTON STREET

High End luxury offices rented separately or in combination. Rent includes secured entry, conference rooms, kitchenette, copy machine use. Lots of Parking. Prices start at \$800 per month. Short term OK.

Leasing contact:

Treena Rinaldi – Korte Realty

(703) 532-7704 – office; (703) 927-3863 – cell

trina281@aol.com



282 N WASHINGTON STREET

Land size: 20,621 SF, Zoned: T1

OFFICE SPACE, 2-ROOM OFFICE SUITE. \$1,300 rent per month. Single office also available at \$900 per month on main level. Separate entrance. Offices are furnished. Utilities, DSL, alarm system, maintenance and cleaning are included. Full size kitchen to share.

Leasing contact: Brenda Ghandour, (703) 533-4702, (571) 233-1456.

bsghandour@peris.com





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



300 N WASHINGTON STREET

Land size: 51,664, Zoned: T-1

2,300 SF of office/medical space. \$27.47/SF full service, \$5,300 rent/month. Seconds from the intersection of Routes 29 and 7 in downtown Falls Church. Seven minutes from Washington and minutes from McLean, Tysons. Occupancy November 2009. Floor plan available.

Contact: Hannah Prentice, Jackson-Prentice Real Estate
(202) 638-1111, hannah@jacksonprentice.com



400 N WASHINGTON STREET

Land size: 28,360 SF, Zoned: T1

First floor space, **1,000-3,000 SF**, \$23.50/SF/FS, Elevator Building. Signage may be available. Signage is available. Walk to Metro. Common areas renovated in 2007. Walk to shops. Good parking. Great visibility and access within walking distance of East Falls Church metro.

Second floor space, **1,110-3,329 SF**, \$21.50/SF/FS, 1-3 year leases. Each office with own HVAC unit. Ideal for office/classroom use. Walk to Metro. Common areas renovated in 2007. Walk to shops. Good parking. Great visibility and access within walking distance of East Falls Church metro.

Leasing contact: Kathy Killion, (703) 528-2288, ext. 26
killion@buckcom.com





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



405 N WASHINGTON STREET

Jennings Business Park 1

1,150 SF OFFICE on first floor. Negotiable. Includes two offices, a business office (can be converted to another office) and a waiting room. Previously used for a law office and before that a psychiatric practice. Very nice first floor suite with private patios for all offices except the waiting room and one office also has a private door.

Leasing contact: Ellen Teague, (703) 790-8980, ext. 125
eteague@bwanet.org



407 N WASHINGTON STREET

Jennings Business Park

Land size: 84,077 SF, Zoned: B3

1,890 SF OFFICE space, will not divide. \$28.50/SF. \$4,488.75 rent/month. Full service gross. Owner occupied building. Free parking, build out available, 3-5 year lease.

Leasing contact: David Kinney, (301) 652-9030
dkinney@ezracompany.com





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



472 N WASHINGTON STREET

Northgate

Land size: 18,374 SF, Zoned: B3

23,000 SF RETAIL space. Negotiable. 18' clear to bottom of concrete. Attractive storefronts. Outdoor seating and merchandising opportunities. Retail parks at 5 per thousand. 298 spaces total. Dedicated loading at retail level.

15,000 SF OFFICE space. Negotiable.

Delivery date pending.

Contact: Alli Oliver, (301) 461-8648, aoliver@aoretail.com
Chris Bell, (410) 626-9607, ext. 12, cbell@hekemian.com



500 N WASHINGTON STREET

Falls Church Gateway

Land size: 112,764 SF, Zoned: T2

3,000-6,538 SF OFFICE space on 2nd floor. Medical. Lease rate negotiable.

3,000-6,538 SF OFFICE space on 3rd floor. Lease rate negotiable.

Leasing contact: Jake McInerney, (703) 918-0225; John Dettleff, (703) 918-0224; Wesley Herr, (202) 312-5768
jake.mcinerney@grubb-ellis.com; john.dettleff@grubb-ellis.com;
wesley.herr@grubb-ellis.com





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



520 N WASHINGTON STREET

Falls Church Gateway

Land size: 112,764 SF, Zoned: T2

3,000-4,690 SF OFFICE space on 1st floor. Lease rate negotiable.

Leasing contact: Jake McInerney, (703) 918-0225; John Dettleff, (703) 918-0224; Wesley Herr, (202) 312-5768

jake.mcinerney@grubb-ellis.com; john.dettleff@grubb-ellis.com; wesley.herr@grubb-ellis.com



150 S WASHINGTON STREET

Land size: 45,433 SF, Zoned: B2

OFFICE SPACE:

1st floor: **2,661 SF**, \$20/SF. rent/month. Negotiable.

2nd floor: **2,175 SF**, will not divide. \$20/SF. rent/month. Negotiable.

2nd floor: **1,884 SF**, will not divide. \$20/SF. rent/month.

Negotiable.*One month abatement offered for this space.

2nd floor: **1,300 SF**, \$20 SF. rent/month. Available 9/9/09.

4th floor: **2,050 SF**, \$20 SF. rent/month.

Leasing contact: Ann Page, (703) 506-2850 x406, ann.page@lnf.com

Erik Ulsaker (703) 506-2850, erik.ulsaker@lnf.com





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



308-312 S WASHINGTON STREET

2,000-9,000 SF OFFICE/RETAIL available for lease. \$22.00/SF.
3 -10 year lease term. Central air and heat. 4 store fronts possible.

Leasing contact: Jamie Connelly, Lincoln Property Company,
(202) 491-5300
jconnelly@lpc.com



350 S WASHINGTON STREET

Land size: 27,783 SF, Zoned: B2

UP TO 8,000 SF OFFICE available: **4,000 SF** on 1st floor ; **4,000 SF**
on 3rd floor. \$10.00/SF plus utilities.

Contact: Robert Erlich, IRI Commercial Real Estate, (703) 359-2444
bes@iri-cic.com





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



360 S WASHINGTON STREET - FOR SALE

14,070 SF FOR SALE, \$3,600,000. Convenient to Routes 7 & 66. Seven Corners and the Capital Beltway. In the heart of Falls Church, convenient to businesses and residents, free surface parking.

Contact: Ed Cave, McEneaney Commercial, (703) 683-2700.
ecave@mceneaney.com



442 S WASHINGTON STREET-FOR SALE

Land size: 16,431 SF, Zoned: B2

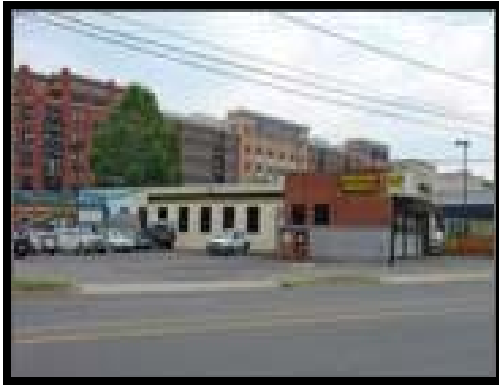
6,905 SF. For sale. \$2,900,000. 100% leased to Elevation Burger, Monkey Business Day-Care and Rex Day Spa. Walking distance to downtown Falls Church and one block to future City Center development.

Contact: Mat Adler, (301) 896-9110, mat.adler@transwestern.net





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA

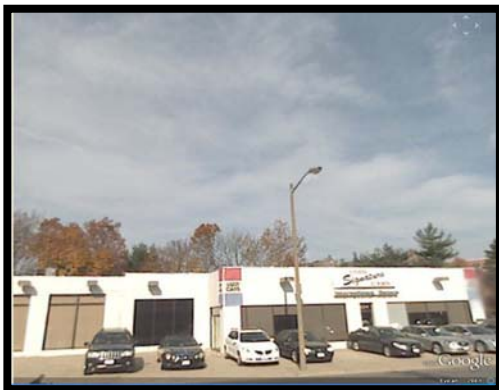


580 S WASHINGTON STREET

Land size: 16,245 SF, Zoned: B3

2,750 SF RETAIL space. Rent/month: \$7,498.33, Rent/SF/yr: \$32.72/SF NNN. Negotiable.

Leasing contact: William Hemeon, (703) 556-6145
hemeon@aol.com



624 S WASHINGTON STREET - FOR SALE

12,570 SF OF RETAIL space. \$9,200,000.00 selling price for land, building and established business. In the middle of 3 roads, almost 3 bays on spot, huge display center. There are also 5 offices and 4 main showrooms.

Contact: Syed Ahmed, Meharzada Realtors Inc., (703) 618-3183
zaimhomes@yahoo.com





AVAILABLE COMMERCIAL SPACE IN FALLS CHURCH, VIRGINIA



900 S WASHINGTON STREET

Land size: 53,945, Zoned: B

OFFICE SPACE FOR LEASE:

933 SF. 1st floor. \$18.00 SF/FS., \$1,399.50 rent/month

1,228 SF. 2nd floor. \$18.00/SF/FS., \$1,842 rent/month

904 SF. 2nd floor. \$18.00/SF/FS., \$1,356 rent/month

1,200 SF. 3rd floor. \$18.00/SF/FS., \$1,800 rent/month

(All of the above have a term of 1-3 years)

740 SF. 3rd floor. \$18.00/SF/FS., \$1,110 rent/month. Term 3-5 years.

Leasing contact: Mary Cavathas, Alpha Development
(410) 625-0604

mary@uslfinancials.com



212 N WEST STREET

Land size: 21,000 SF, Zoned: B3

4,000 SF RETAIL SPACE. Rent/SF/yr: \$12.00, rent/month: \$4,800.
Full service gross. Tenant pays for phone.

1,335 SF office space. Rent /SF/yr: \$22.00, rent/month: \$2,447.50.
Full service gross.

Leasing contact: John Shreve, (703) 532-8977
jes@1800smworks.com

The City of Falls Church is committed to the letter and spirit of the Americans with Disabilities Act. This document will be made available in an alternate format upon request. Call 703-248-5491 (TTY 711).

